



5 WARMLEY CLOSE, SOLIHULL, B91 2NB

ASKING PRICE OF £275,000

EPC: E Council Tax Band: B



Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Terrace Residence
- Three Bedrooms
- Spacious Lounge/Diner
- Breakfast Kitchen
- Within Walking Distance of Solihull Town Centre
- Cul de Sac Position
- Double Glazing & Gas Central Heating



A good size three bedroom residence enjoying a cul de sac position within a popular and convenient location. The property benefits from having gas central heating and double glazing. The accommodation briefly comprises; entrance porch, spacious lounge/diner, breakfast kitchen, first floor landing, three bedrooms, shower room/wc, fore garden and enclosed rear garden. No Upward Chain.



ENTRANCE PORCH

SPACIOUS LOUNGE/DINER 16' 2" x 14' 6" (4.93m x 4.42m)

BREAKFAST KITCHEN 14' 6" x 9' 5" (4.42m x 2.87m)

FIRST FLOOR LANDING

MASTER BEDROOM 12' 4" x 8' 6" (3.76m x 2.59m)

BEDROOM TWO 11' 1" x 8' 8" (3.38m x 2.64m)

BEDROOM THREE 8' 6" x 8' 6" (2.59m x 2.59m)

SHOWER ROOM/WC

FORE GARDEN

ENCLOSED REAR GARDEN




***** DRAFT DETAILS *****

Details have not been confirmed by the property owner. This is a draft copy only, therefore, we cannot confirm their accuracy.

Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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